

Chapter 3.75

NEIGHBORHOOD DESIGN STANDARDS

*The Planning Department is assigned responsibility
for administration of these design standards.*

Section 1. INTRODUCTION

Certain areas of Lincoln within the well-established neighborhoods have evolved into relatively dense residential sections which retain much of the traditional physical character of their original lower density development. *These are areas of the City that were annexed prior to December 31, 1949, and are potentially eligible for the National Register of Historic Places.* The purpose of the Neighborhood Design Standards is to encourage rehabilitation of existing housing in such areas, while allowing necessary new construction that is compatible with the surrounding development.

The standards focus on a limited number of basic design elements which have significant effect on compatibility, such as orientation of windows and entrances toward the street, height and massing, and location of parking. The written standards are accompanied by a sketchbook which both illustrates the basic requirements and makes suggestions of additional means and ideas to achieve greater compatibility of multi-family construction. Together, the design standards and the sketchbook are intended to encourage neighborhood associations, developers, and builders to look closely at the existing features of older areas and to think about the effect new building design has in those neighborhoods. These standards and suggestions cannot guarantee good design—only the talents and efforts of owners, designers, and builders do that—but they hopefully will eliminate certain design features that most negatively impact the character of older neighborhoods. *(Amended 3-1-2004; Resolution No. A-82591).*

Section 2. WORK REQUIRING REVIEW

The design standards apply to new construction of principal buildings on land located within the R-1, R-2, R-3, R-4, R-5, R-6, R-7 and R-8 districts, and subsequent modifications to those buildings, provided such land ~~was annexed and~~ made part of the City prior to December 31, 1949.

The following categories of work do not require review under the Neighborhood Design Standards (although other building and zoning codes may apply):

1. Alterations to buildings existing at the date of enactment of these standards (date);
2. Landscape changes to existing developed sites;
3. Construction of accessory buildings on existing developed lots;
4. Any interior aspects of new or existing construction.

(Amended 3-1-2004; Resolution No. A-82591).

Section 3. APPLICATION AND REVIEW PROCESS

The review process ~~for the Neighborhood Design Standards in the R-1, R-2, R-3, R-4, R-5, R-6, R-7 and R-8 districts~~ is designed to parallel the current building permit review process. That is, review for compliance with the Neighborhood Design Standards will take place at the same time that other components of the building permit are examined. In doing so, all attempts are made to avoid increased time for review and approval. To facilitate this administrative review process, the applicant will be requested to submit certain additional items with the normal building permit application. Those items are as follows:

1. At least one black or blue line print showing the principal street facade, the side facades, and the site plan of the proposed building.
 2. A photograph or photographs showing the site and adjacent buildings.
- (Amended 3-1-2004; Resolution No. A-82591).

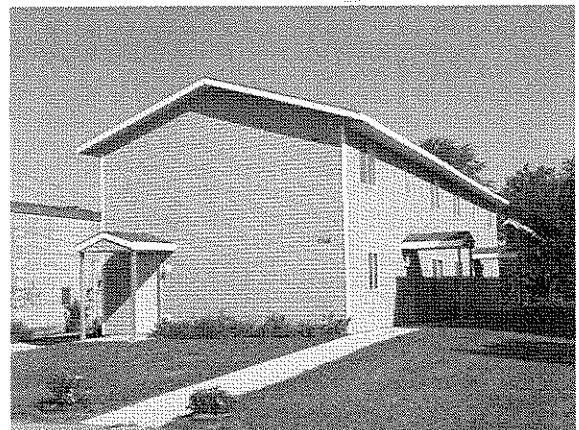
Section 4. GENERAL REQUIREMENTS

4.1 Building Elements

1. New buildings shall utilize a roof type and pitch commonly found within the same and facing block front. Hipped or gable roofs with pitch of at least 22.5 degrees (6/12 pitch) are acceptable for any project regulated by the Neighborhood Design Standards in any district. Roofs of lower pitch and other types may be compatible in specific districts, and can be proposed and approved on an individual basis. In such cases, the applicant should cite specific examples within a block of the project location the district comparable to the proposed building in height and to the proposed roof in type and pitch.

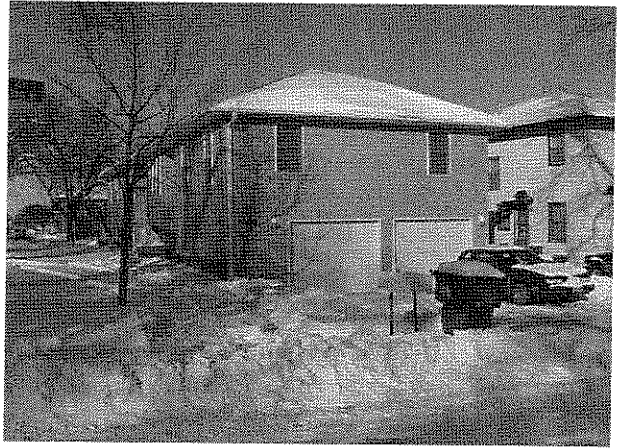


2. Existing residential structures within established neighborhoods typically share similar design features, such as a common orientation to the street, seen in the location of entrances, windows, and porches. New buildings shall provide at least two windows or doors per story oriented to the street and shall provide including an entrance to a dwelling

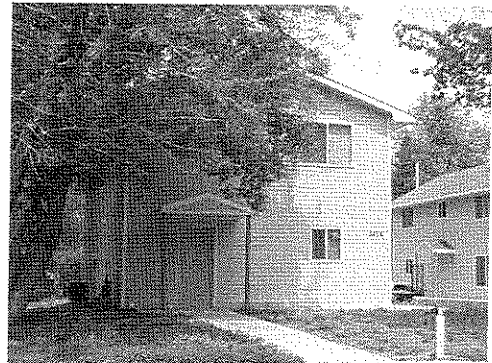
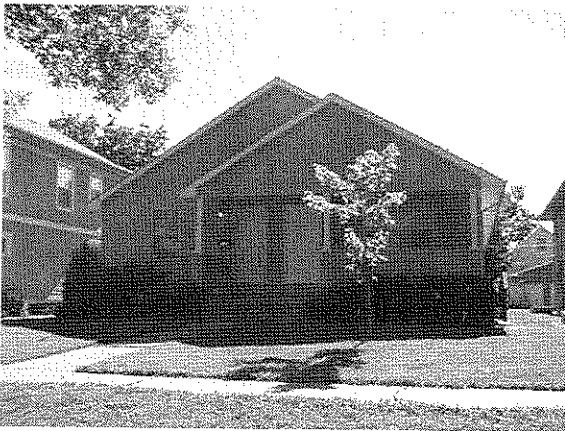


unit or to a hallway leading to a dwelling unit.

On corner properties with two required front yards, the principal facade for purposes of orientation (requiring door and windows) shall match the predominant pattern on the same and facing block fronts. The other required front yard shall not be required to have an entrance to a dwelling unit but shall meet the other requirements for a principal facade (regarding windows, limitations on garage doors, and building length).



3. Use of Front porches equal in width to at least 50% of the length of the front facade and equal in depth to half the depth of the front yard, or ten feet, whichever is less, are required, when half or more of the houses on the same and facing block front have front porches. tis strongly encouraged.

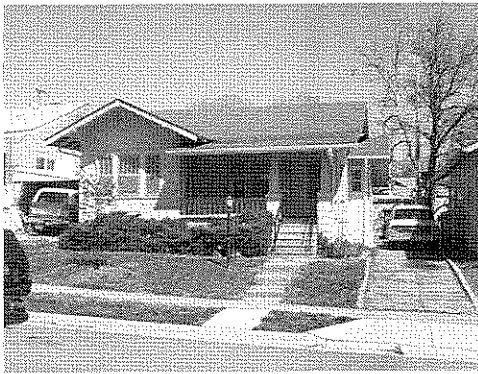


4. Exterior stairs serving second floor units are not allowed on street facades.
5. In areas subject to these Standards that do not have prevailing patterns (such as new streets developed as Community Unit Plans [CUPs]), the general intent is to produce dwellings which are oriented to principal access ways and have the “neighborly”

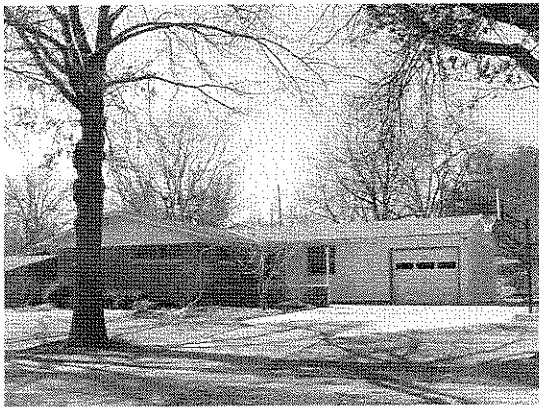
design characteristics called for in these standards, while respecting the creative design elements fostered by CUPs.

6. Garages, if constructed, shall follow the predominant pattern of the residential properties on the same and facing block front, such as:

- if the predominant pattern in an area is that garages are detached and located behind the house, that pattern shall be followed;
- if the predominant pattern in an area is that garages are attached or garages as part of the main building with doors facing the street, doors for not more than two stalls are permitted on a portion of the main building facing a front lot line, provided such doors shall not occupy more than 40% of the length of the principal street facade. Garage doors are permitted in the main plane of the facade or forward of the main plane only when documentation is provided that such a feature is the predominant pattern in an area (such as post-World War II "ranch" houses)



- if there is no predominant pattern on the same and facing block front, garages may be attached and face the street provided the garage portion of the building is set back from the main plane of the principal facade at least five feet.



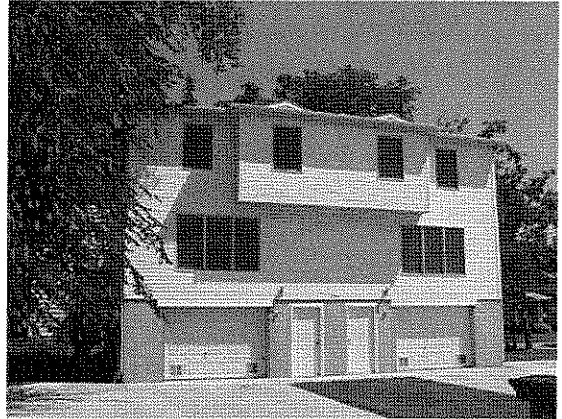
7. Height of new buildings should be similar to that of existing residences on the same and facing block fronts. New buildings shall be acceptable that are not taller than the tallest residential structure, nor shorter than the shortest residential structure, built prior to December 31, 1949 on the contiguous blockface, provided that:

- a. the maximum allowable height shall not be reduced to less than twenty-eight (28) feet, and



- b. if the height permitted under this section would exceed that permitted in the underlying district, the new building shall be no taller than an existing, adjacent building. Taller structures may be approved on a case-by-case basis, when a steeper roof would increase compatibility between the new building and adjacent older residences.

8. In order to encourage variation of the front elevation, up to twenty-five percent (25%) of the length of the principal street facade may be constructed up to two feet (2') into the required front yard. Use of this provision, however, cannot increase the extension of porches into a required front yard beyond that otherwise allowed in Sections 27.71.100 and 27.71.110 of the Zoning Ordinance.



9. The rhythm of similar width houses on similar width lots does much to establish the character of Lincoln's established residential areas. Large new buildings disrupt this character, unless design measures are employed to reduce their apparent scale. New buildings over fifty feet (50') in length on the principal street facade should be designed to maintain the rhythm of the existing adjacent buildings. Designs will be bound to meet this standard which offset the principal street facade and roof at intervals of fifty feet (50') or less. These offsets shall be at least six feet (6') in depth, and the portions of the facade offset shall equal at least 10% of the length of the facade. Alternate designs that maintain the rhythm of the blockface by such means as shifts in materials within the facade, use of multiple porches and/or dormers, and grouping of windows and entrances, may also be approved on a case-by-case basis.

(Amended 3-1-2004; Resolution No. A-82591).

4.2 Yards and Open Space

1. Walkways, or balconies serving more than one unit shall not be located on a portion of the building facing a front or side yard, nor shall open space credit be given for any walkways or balconies.
2. Entrances to the building shall not be located on a portion of the building facing a side lot

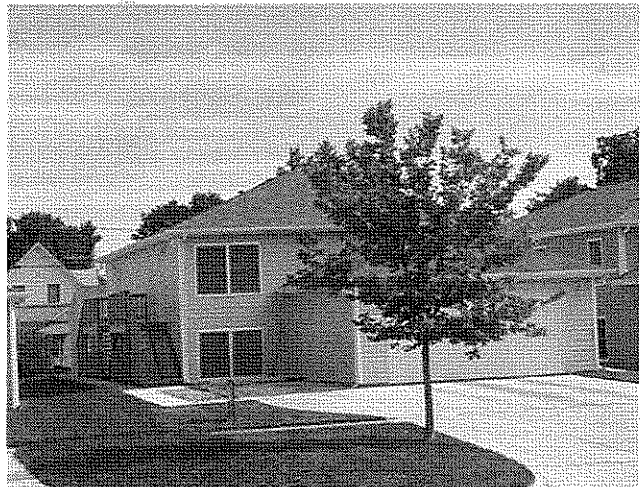


line unless the entire building is at least ten feet (10') from that side lot line.

3. No more than one mechanical unit, such as air conditioning units, shall be located within each required front or side yard and not more than two in any required side yard. Such accessory structures will be screened from adjacent properties if located within a required front yard or within ten feet (10') of a side lot line.
4. Care should be taken to preserve existing street trees. Any trees removed shall be replaced in accord with the city's Master Street Tree Plan, and additional trees shall be planted as necessary to reach a standard of one street tree per fifty feet (50') of street frontage.

4.3 **Parking**

1. No required parking space shall be allowed between the building and the front property line in the R-5, R-6, R-7 and R-8 districts. Driveways and parking aprons in the front yard may not measure more than 20 feet wide.
2. Trees in addition to any others required elsewhere shall be planted within five (5) feet of a parking area at the rate of one tree for every six (6) parking spaces.
3. Parking areas of four or more stalls shall be screened from adjacent properties. Fences may be used for screening in rear yards.



Section 5. APPEAL

If the proposed building plan is found to be not in compliance with Neighborhood Design Standards, the applicant may appeal that finding to the Director of Planning, who may waive strict conformance with the Standards upon written finding that the design enhances its setting and meets the intent of the Neighborhood Design Standards. Owners of adjacent property within 200 feet shall be notified by first class mail of such waivers.

Decisions of the Planning Director may be appealed to the Historic Preservation Commission by the applicant or by any owner of adjacent property within 200 feet of the subject property. The applicant party appealing should provide the Commission with any information that demonstrates whether or not the proposed design is compatible with the affected underlying zoning district and whether it meets the intent of the Neighborhood Design Standards.

The Historic Preservation Commission shall review the proposed design and any additional information, and shall make a written finding upholding or reversing the administrative decision. The Commission may find a design compatible that varies from specific design standards, but meets the overall intent of the Neighborhood Design Standards. If the Commission upholds an administrative finding that a design is not compatible, the Commission may recommend changes to the proposed building permit application in order to meet the intent and purpose of the Neighborhood Design Standards.

If the Historic Preservation Commission upholds a finding of non-compatibility the Planning Director, the applicant party appealing may appeal this finding to the City Council. The City Council shall review the Commission's recommendations in considering the applicant's request to modify or waive any of the Neighborhood Design Standards. If the Council approves a waiver(s) to these standards, the applicant may resubmit the building plans for building permit review. Should Council affirm the recommended changes by staff or Historic Preservation Commission, the applicant shall make such changes prior to resubmitting the building permit application.

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